Agenda – Executive Policy Committee – January 20, 2026

REPORTS

Item No. 8 Subdivision and Rezoning – 916 Warsaw Avenue (River Heights-Fort Garry Ward) File DASZ 38/2025 [c/r DAV 206277/2025D]

COMMUNITY COMMITTEE RECOMMENDATION:

On January 5, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 38/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 5, 2026 and attached as Schedule "B" to this report, with such other minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 5, 2026, and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 38/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DASZ 38/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That Development Application No. DASZ 38/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 38/2025.

12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On January 5, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

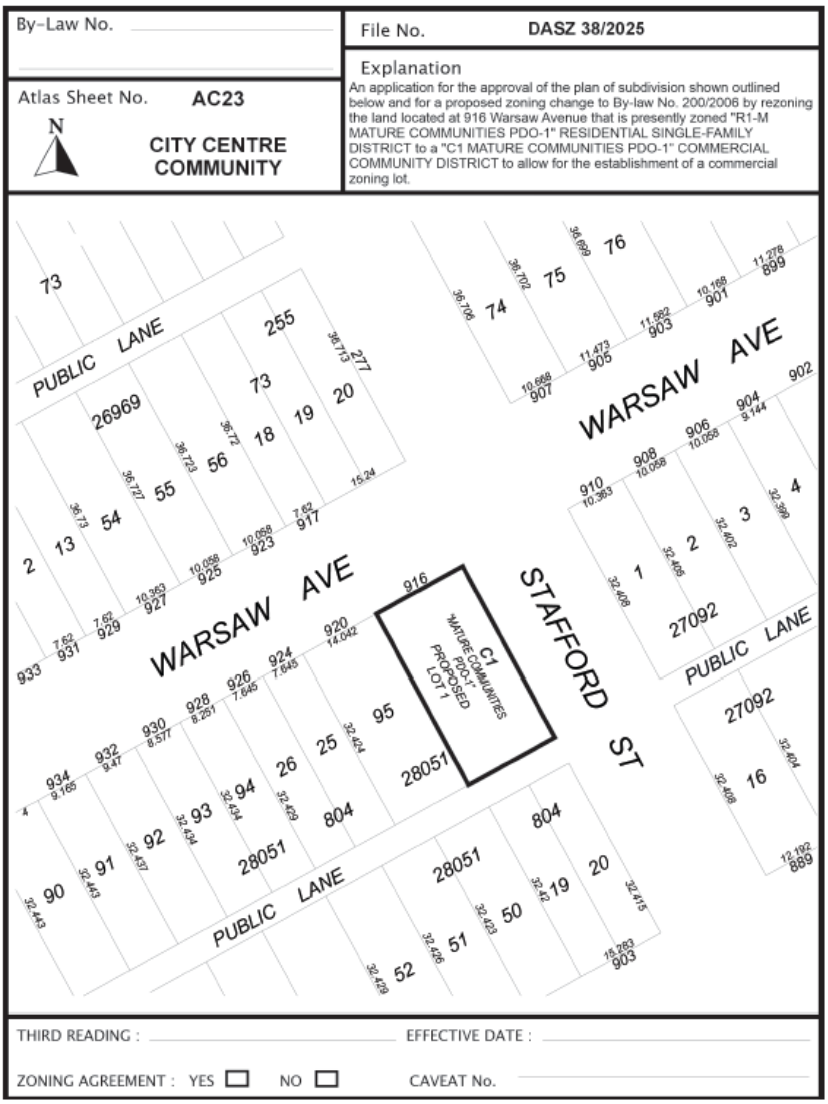
File: DASZ 38/2025

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: January 5, 2026
Council Building, 510 Main Street

Applicant: Michael Butterworth

Subject:



Premises Affected: 916 Warsaw Avenue

For submission to: Executive Policy Committee

Prepared by: J. Nachtigall, Assistant Committee Clerk
City Centre Community Committee

Report date: January 6, 2026

Community Committee Recommendation:

On January 5, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

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12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. The applicant reached out to me quite a long time ago about this.

2. It’s a very low impact type of business. And they have a lot of history running these galleries.

3. We’ll be sorry to see them leaving from Academy but so be that. Still stays in the ‘hood.

4. And the fact that there’s no opposition.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 0

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated October 24, 2025
2. Notification of Public Hearing dated November 18, 2025
3. Manitoba Status of Title 3325879/1
4. Letter of authorization dated February 17, 2025 from Blair Management Services Ltd. (Jennifer Delury and Ryan Delury) to Michael Butterworth
5. Caveat 149401/1
6. Arborist Report dated June 20, 2025
7. Location of Subject Property
8. Plans (5 pages)
9. Report from the Urban Planning Division dated December 18, 2025
10. Inspection Report
11. Communication dated January 2, 2026 from Ryan DeLury in support of the application
12. Communication dated January 2, 2026 from Tom Tasker in support of the application
13. Communication dated January 2, 2026 from Sally Tasker in support of the application
14. Communication dated January 2, 2026 from Hollande Bezan in support of the application
15. Communication dated January 2, 2026 from Monica Swiderek in support of the application
16. Communication dated January 2, 2026 from Jamie Kozak in support of the application
17. Communication dated January 2, 2026 from Tracey Kucheravy in support of the application
18. Communication dated January 4, 2026 from Michael Butterworth in support of the application
19. Recording of Representations

REPRESENTATIONS:

In Support:

Hollande Bezan
Michael Butterworth
Jennifer Delury
Ryan DeLury
Jamie Kozak
Tracey Kucheravy
Monica Swiderek
Sally Tasker
Tom Tasker

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 38/2025

ADMINISTRATIVE REPORT

Title: DASZ 38/2025 at 916 Warsaw Avenue

Issue: For consideration at the Public Hearing of a Subdivision and rezoning application to subdivide and rezone the subject property for the purpose of consolidating the underlying lot lines and rezoning the property to the “C1” Mature Communities PDO-1” Commercial Neighbourhood District, enabling a commercial sales use on the property.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 38/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated January 5, 2026 and attached as Schedule “B” to this report, with such other minor changes as may be required.

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11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 38/2025.

12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant wishes to subdivide and rezone the subject property for the purpose of consolidating the underlying lot lines and rezoning the property to the "C1" Commercial Neighbourhood District. This will enable the establishment of a boutique art gallery on the site.
- Subdivision and rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, MCP
Date:	December 18, 2025
File No.	DASZ 38/2025

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule “B” of File No. DASZ 38/2025, City Centre Community Committee, dated January 5, 2026
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group, dated December 16, 2025

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	December 18, 2025
FILE:	**DASZ 38/2025**
RELATED FILES:	DAV 25-206277\D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.607 - (ROCKWOOD)

SUBJECT: To subdivide and rezone the subject property to the "C1" Mature Communities PDO-1" Commercial Neighbourhood District, enabling a commercial sales use on the property.

LOCATION: 916 Warsaw Avenue.



LEGAL DESCRIPTION: LOT 21 PLAN 804 31/35 ST B LOT 96 PLAN 28051 31/32 ST B

APPLICANT:	Michale Butterworth 267 Sherbrook St Winnipeg, MB
OWNER:	BLAIR MANAGEMENT SERVICES LTD. 27 Orchard Park Blvd Winnipeg, MB R3R 2K2

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

The property is located at the southwest corner of Stafford Street and Warsaw Avenue, in the Rockwood neighbourhood of the River Heights – Fort Garry ward.

The property is located in an "Established Neighbourhood-Mature Community" policy area as identified in *Complete Communities 2.0*.

The property is currently zoned "R1-M" Residential Single-Family - Medium district, and is approximately 5,764 square feet in assessed area.

Currently on the property is one single-family dwelling.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: Warsaw Avenue, then single-family dwellings zoned "R1-M" Residential Single-Family Medium district.

South: A rear lane, then a single-family dwelling zoned "C1" Commercial – Neighbourhood district.

East: Stafford Street, then a single-family dwelling zoned "R1-S" Residential Single-Family Small district.

West: A single-family dwelling zoned "R1-M" Residential Single-Family Medium district.

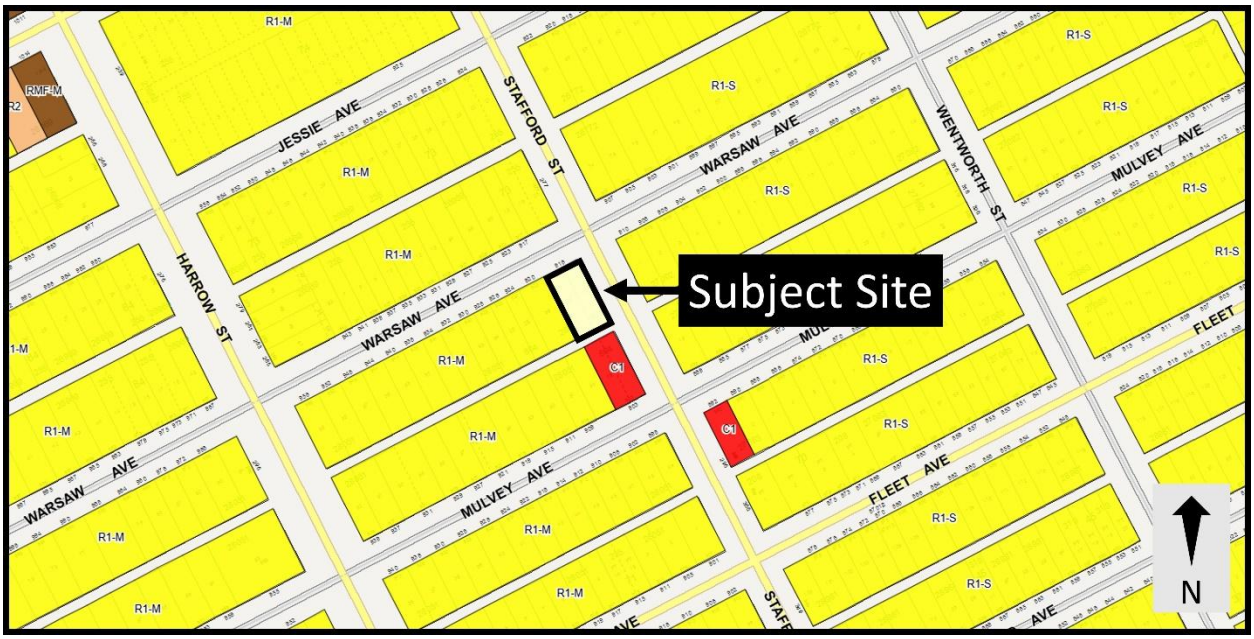


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to establish a retail art boutique on the property in two phases.
- The first phase involves:
    - Demolishing the existing garage.
    - Adding two parking stalls, including one accessible stall.
    - Removing the Stafford Street fence and a tree in the back yard.
    - Installing a new door and accessible ramp on the north façade to connect to the public sidewalk on Stafford Street and Warsaw Avenue.
    - Undertaking interior modifications.
- The second phase involves constructing a 900 square foot addition at the rear of the existing dwelling. The addition would:
    - Be one storey in height.
    - Include windows and a door facing Stafford Street.
    - Include a 4’ west side yard setback, and a 7’ east side yard setback.

Collaboration with the Public Service:

- N/A.

ANALYSIS AND ISSUES

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Mature Communities include the following:

6.16 Established Neighbourhoods

- *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

The proposed development application **aligns** with *OurWinnipeg* because the design of the proposed commercial building is similar or lower in intensity to the surrounding residential buildings.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*

  Site design

  - *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
  - *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

  The proposed expansion is similar in scale to surrounding properties, given that it maintains the existing structure and proposes a one-storey expansion at the rear of the existing house. Parking is maintained at the rear, and an additional pedestrian connection to Stafford Street will be added.

- Goal 4 - *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*

General Policies

- *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
- *4.4 New commercial development should be complementary and context sensitive to nearby uses.*

The "C1" Commercial – Neighbourhood district is the lowest intensity commercial district, enabling a range of smaller-scale commercial uses. There is an existing "C1" site opposite the subject site on the other side of the rear lane. The proposed art gallery use, to be located in an existing one-storey building, is complimentary and context sensitive to the surrounding single-family dwellings.

Mature Communities Policies

- *4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:*

  a. The property is a corner lot fronting a collector or arterial street;

  b. The property abuts an existing commercial use on a collector or arterial street;

  c. Immediately adjacent uses render the subject property unsuitable for residential development; or

  d. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.

- The property is a corner lot fronting Stafford Street – an arterial street – with a "C1" zoned property adjacent to this property on the other side of the rear lane.

ZONING BY-LAW 200/2006

- The "C1" Commercial Neighbourhood District is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses.
- The proposed retail sales use – a boutique art gallery – can be accommodated in the "C1" district.

ADDITIONAL CONSIDERATIONS

Site Servicing

- The Administrative Coordinating Group (ACG) outlined in Appendix B of this report advises that there is adequate water servicing for the proposed development based on the provided development plans. In the event that the development plans change, WWD will need to review the revised proposal.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The Subdivision and rezoning will result in the establishment of a commercial development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Subdivided and rezoned to the “C1 Mature Communities PDO-1” Commercial Neighbourhood District.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DASZ 38/2025

SCHEDULE "B" OF FILE DASZ 38/2025, City Centre Community Committee, Dated January 5, 2026

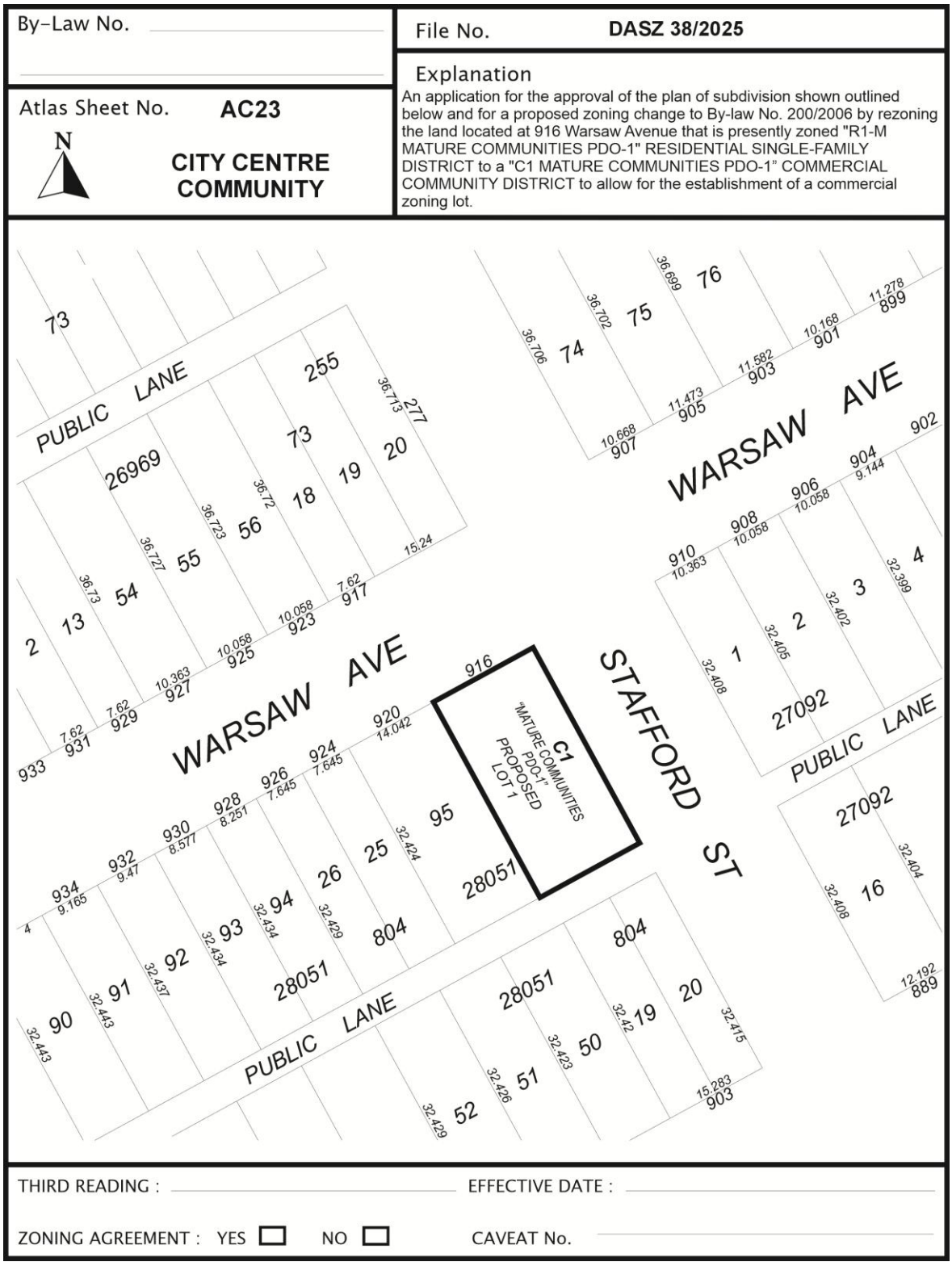
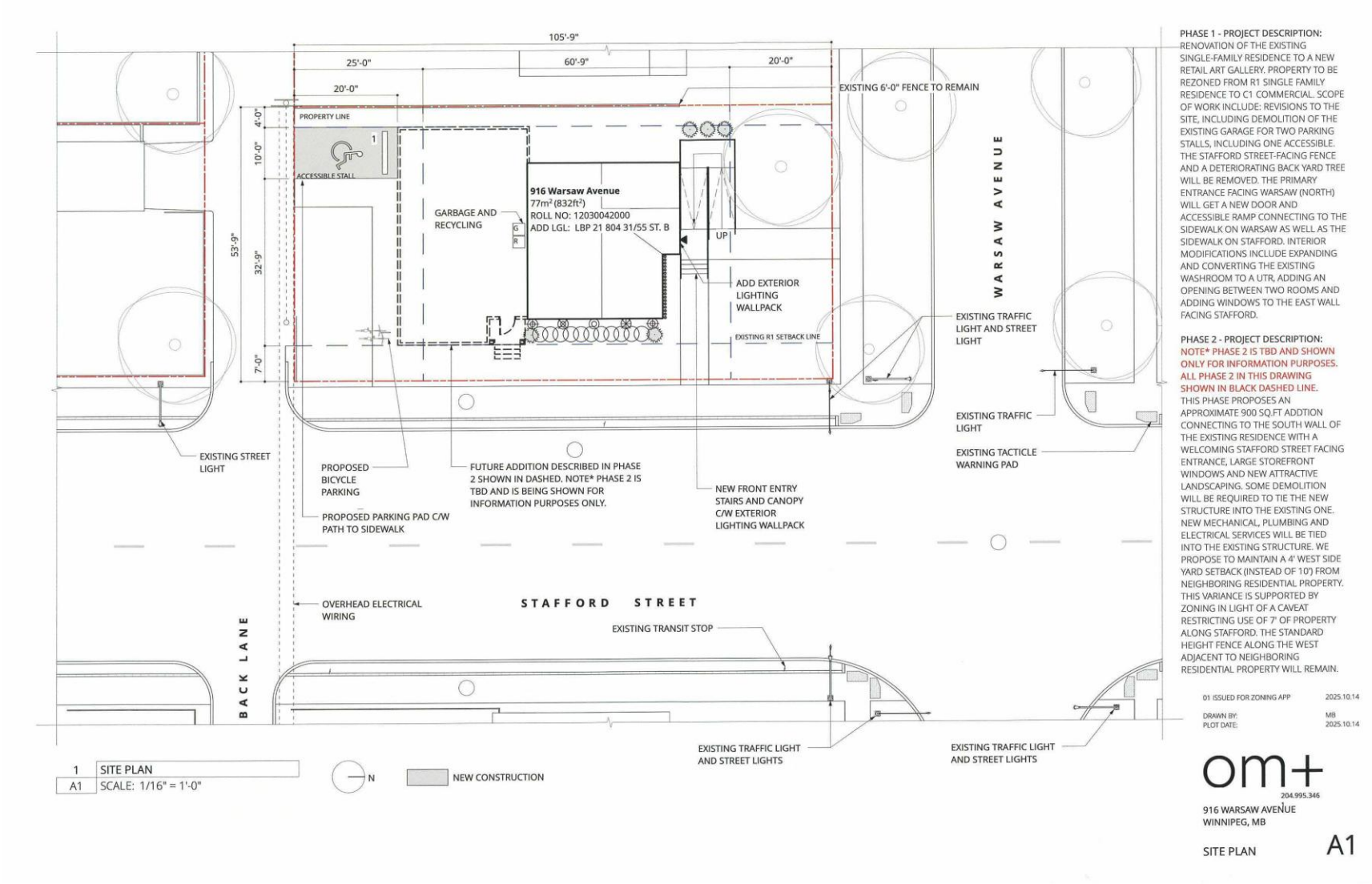
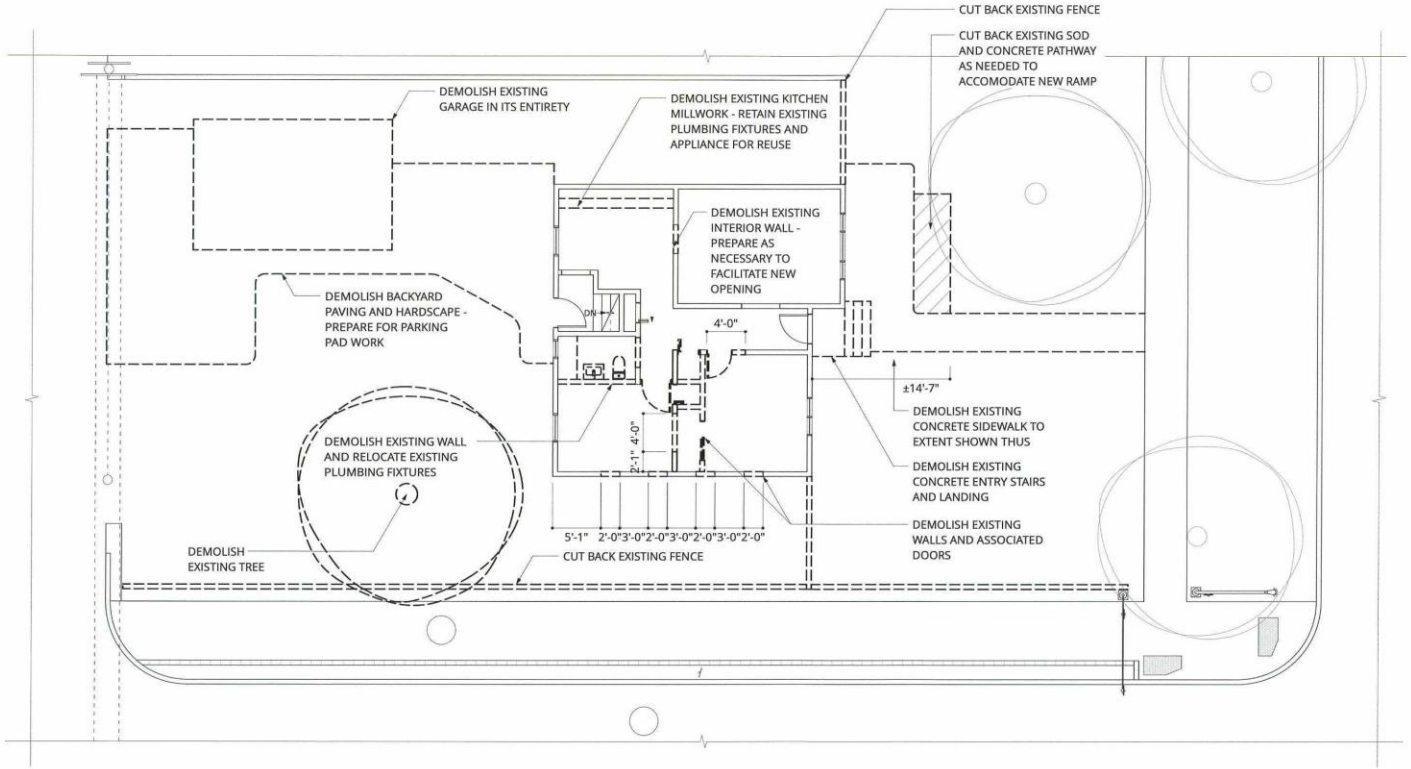


Exhibit “8” referred to in File DASZ 38/2025





1 DEMOLITION PLAN
A2 SCALE: 3/32" = 1'-0"

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DRAWN BY:	MB
PLOT DATE:	2025.10.14

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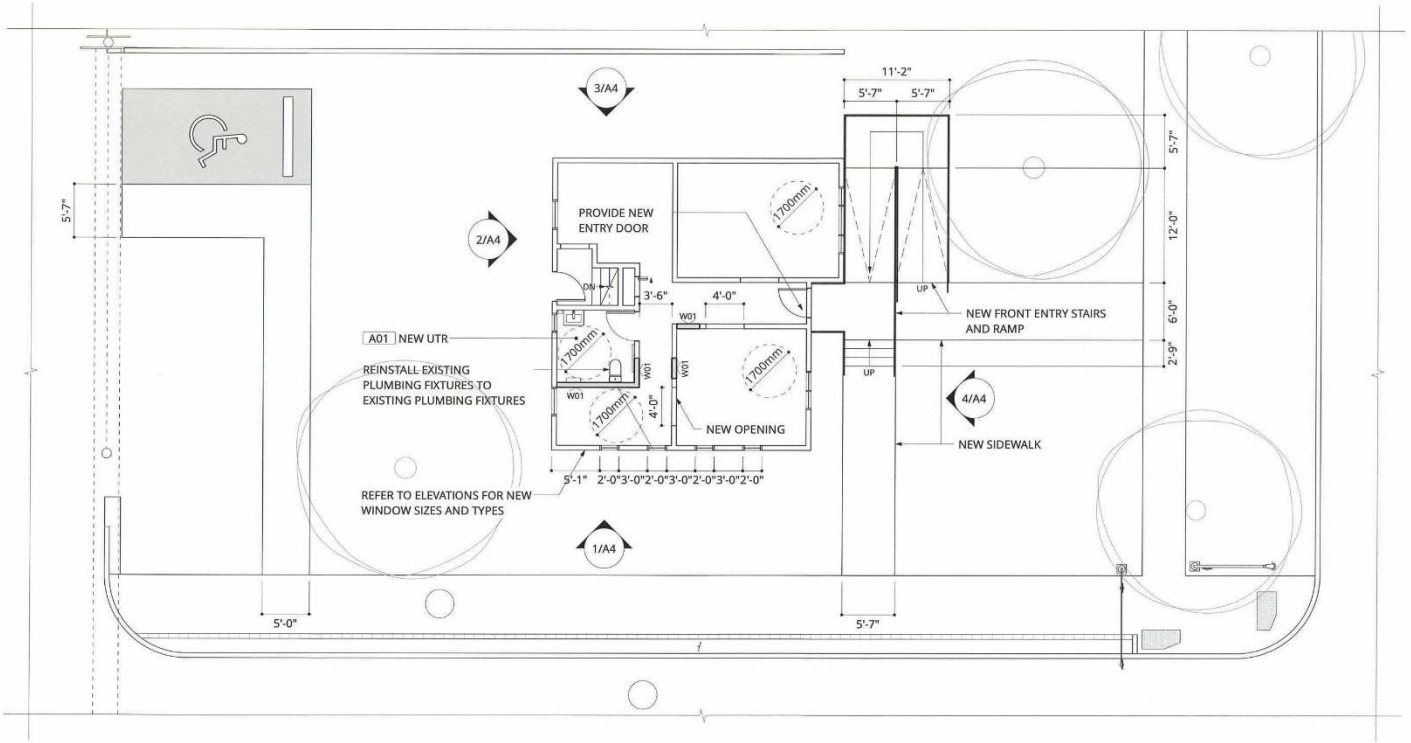
916 WARSAW AVENUE
WINNIPEG, MB

DEMOLITION PLAN A2



1 FLOOR PLAN
A3 SCALE: 3/32" = 1'-0"

NEW CONSTRUCTION

01 ISSUED FOR ZONING APP	2025.10.14
DRAWN BY:	MB
PLOT DATE:	2025.10.14

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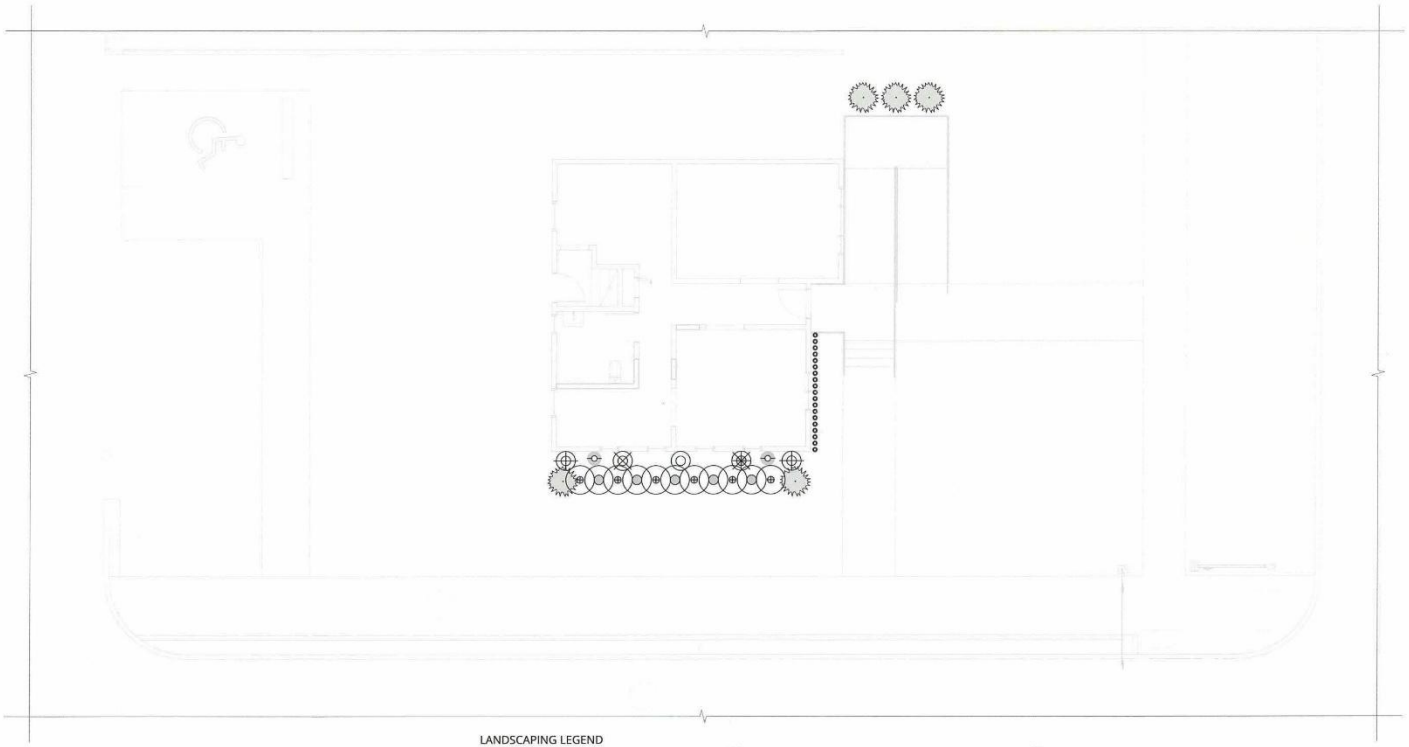
204.995.346

916 WARSAW AVENUE
WINNIPEG, MB

FLOOR PLAN A3



1 PLANTING PLAN
A4 SCALE: 3/32" = 1'-0"

LANDSCAPING LEGEND

- 5 GAL. ENGELMAN'S IVY (VINE)
- 5 GAL. VALIANT (GRAPE VINE)
- 5 GAL. MANITOBA NATIVE (GRAPE VINE)
- 5 GAL. VIRGINIA CREEPER (VINE)
- 2 GAL. GOATSBEARD PERENNIAL 1'-6" O.C.
- 5 GAL. KARL FORESTER REED GRASS
- 5 GAL. RUBY CAROUSEL JAPANESE BARBERRY
- 2 GAL. THRILLER LADY'S MANTLE 1'-6" O.C.
- EASTERN WHITE CEDAR (PYRAMIDAL FORM) 4 TOTAL

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DRAWN BY:	MB
PLOT DATE:	2025.10.14

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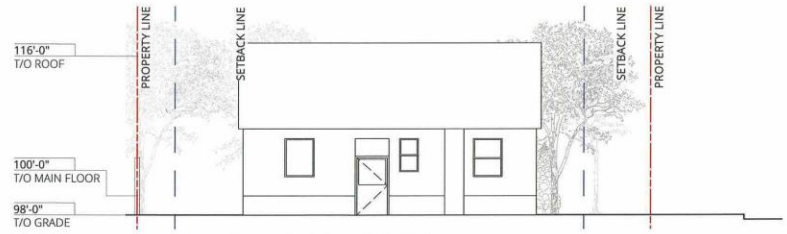
PLANTING PLAN A4



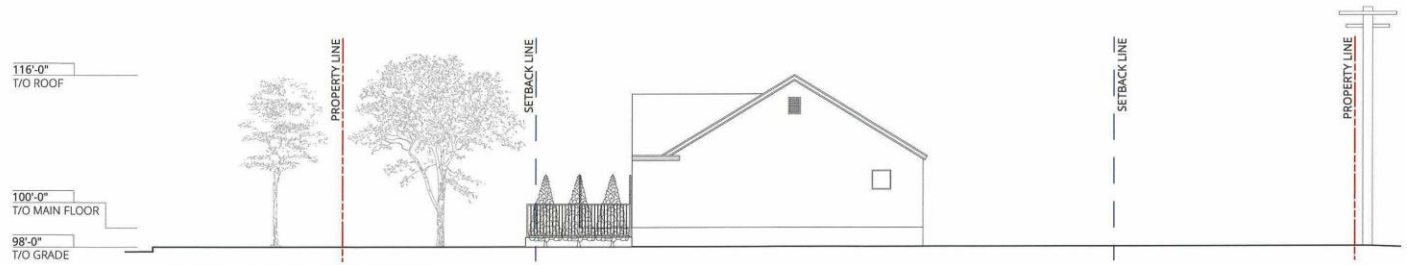
1 ELEVATION
A4 SCALE: 3/32"=1'-0"



2 ELEVATION
A4 SCALE: 3/32"=1'-0"



4 ELEVATION
A4 SCALE: 3/32"=1'-0"



3 ELEVATION
A4 SCALE: 3/32"=1'-0"

NEW CONSTRUCTION

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PLOT DATE:	2025.10.14

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ELEVATIONS A5